



Report of Technical Review Committee

Docket #: PC 2006-021 Project Type: Primary Date of Report: 4/12/2006
Project: Cobblestone Parke
Project Description: single family residential subdivision
Engineer: Landwater Group Representative(s): George Lucas, Marty Mann

TRC Members Present

Planning:
Ed Ferguson
Deborah Luzier

Engineering:
Paul Peoni
Kevin Riddle

Fire Department:
Rodney Johnson

Other:
Sanitation – Keith Meier
Thane Morgan – Trails Comm

Minutes:

Lucas introduced the project.

Ferguson said that the landscaping along Demaree Road needs to either be in an easement or in a common area. The landscape easement needs to include a “no driveway access”. The maintenance of the landscaped areas needs to be addressed on the plat. Easements need to be maintained by the individual lot owners and common area needs to be maintained by the homeowner’s association. Lucas said that the landscaping would be in a common area. The preferred requirement is that the homeowners association be responsible for maintenance of the landscape buffer along Demaree Road.

Luzier distributed the written review from the White River Fire Department.

Morgan asked if the sidewalks could be increased to six feet wide. Lucas said that Evan Springer from the Parks Department also requested this. Lucas said that he did not know the sidewalk details for adjacent property. The plans already show six feet width for sidewalks along Demaree Road.

Peoni said that outside review of the sanitary sewer will be required for the secondary plans. Meier added that the details for the system will be reviewed with the secondary plans and that he will need an engineer’s report.

Luzier pointed out that on the cover sheet, the layer with the city limit lines and the property owner info needs to be shifted. They do not line up properly.

Peoni inquired about the drainage report. Lucas said that the next set of revised plans will correspond with the revised drainage report. Mann added that the revised report notes “revised” on the cover sheet.

Riddle noted that the required pavement section is different for in the rights-of-way. Ferguson added that this change also needs to be included with the secondary plans.

Peoni noted that most of the site drains to the storm sewer except for a small area. Lucas said that this is correct and that that water will go through a water quality structure. Ferguson asked if off-site easements would be needed. Peoni said that they were. Peoni added that the outlet needs to be reworked or piped to a ditch. Developer needs to work with the adjacent property to the east and south. Lucas said that there was no room for drainage on the north because the existing house is too close to the property line. Mann said that drainage flows well to Honey Creek, but that the velocity needs to be decreased. Peoni added that Honey Creek has the capacity and there is good fall on the site. Mann said that they looked at all the possible options and that they currently meet the pre and post-development run-off rate. Mann said that he is aware of Peoni’s concerns with downstream drainage. Ferguson asked if Peoni needed more information with this primary plan. Peoni said yes, and that additional details would be reviewed with the secondary plans. Mann discussed the water quality structure details. Lucas added that all swales will have an underdrain.

Motion to approve comments by Johnson, second by Riddle. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and on/off-site easement dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Sanitary sewer plans shall be subject to review and approval by outside city consultant.
- 4) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 5) Landscape plans shall be subject to revision as per written staff report.
- 6) All written comments listed in Fire Department's report shall be met. (attached)
- 7) Add a statement regarding the maintenance of common areas and landscape buffer.
- 8) Sidewalks along Demaree Road shall be six feet wide.
- 9) Re-align the city limit line and the property owner info on the cover sheet.
- 10) Provide additional drainage details on the revised plans and make sure they correspond with the revised drainage report.
- 11) Add correct pavement detail for the right-of-way.